

Entered: March 18th, 2021

Signed: March 17th, 2021

**SO ORDERED**

*Lori Simpson*  
LORI S. SIMPSON  
U.S. BANKRUPTCY JUDGE

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MARYLAND  
GREENBELT DIVISION**

In re:

WARDMAN HOTEL OWNER, L.L.C.,

Debtor.

Chapter 11

Case No. 21-10023 (JTD)

Pending in the United States  
Bankruptcy Court for the  
District of Delaware

MARRIOTT HOTEL SERVICES, INC.  
10400 Fernwood Road  
Bethesda, MD 20817

Plaintiff

v.

WARDMAN HOTEL OWNER, L.L.C.  
4747 Bethesda Avenue, Suite 200  
Bethesda, MD 20814

Adversary No.: 21-00043 (LSS)

PACIFIC LIFE INSURANCE COMPANY  
700 Newport Center Drive  
Newport Beach, CA 92660

Defendants.

**CONSENT ORDER GRANTING MOTION TO TRANSFER VENUE OF REMOVED CASE TO THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE WHERE THE CHAPTER 11 BANKRUPTCY CASE OF DEFENDANT WARDMAN HOTEL OWNER, L.L.C. IS PENDING**

Upon consideration of the motion of Pacific Life Insurance Company, a Nebraska corporation (“**Pacific Life**”) to transfer (the “**Motion to Transfer Venue**”) (ECF No. 3) the above-captioned removed adversary proceeding (the “**Adversary Proceeding**”), and all claims and causes of action removed to this court through Pacific Life’s Notice of Removal (“**Notice of Removal**”) (ECF Nos. 1, 2) of Civil Action No. 483406-V from the Circuit Court for Montgomery County, Maryland (the “**State Court Action**” or the “**Removed State Court Action**”), to the United States Bankruptcy Court for the District of Delaware (the “**Delaware Bankruptcy Court**”), where Defendant Wardman Hotel Owner L.L.C., a Delaware limited liability company (“**Hotel Owner**” or the “**Debtor**”) is a debtor in a pending Chapter 11 case (the “**Chapter 11 Case**”),

The Motion to Transfer Venue is granted. The Clerk of the Court is directed to transfer this Adversary Proceeding to the Delaware Bankruptcy Court.

The entry of the Order shall not constitute a finding of fact or conclusion of law as to the validity of jurisdiction of the State Court Action in the Delaware Bankruptcy Court. Nothing in this Order shall restrict, impair, or otherwise affect any right of Marriott Hotel Services, Inc. (“**Marriott**”) to seek remand and/or abstention of the State Court Action by the Delaware Bankruptcy Court or constitute a waiver of any of Marriott's rights or defenses.

Dated: March 12, 2021

/s/ Colleen C. Correal

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/s/ Brian D. Frey

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*Attorneys for Pacific Life Insurance Company*

/s/ Stephen McAuliffe, III

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*Attorneys for Wardman Hotel Owner, LLC*

**Certification Pursuant to Admin. Order 03-02**

I HEREBY CERTIFY that the terms of the copy of the consent order submitted to the Court are identical to those set forth in the original consent order; and the signatures represented by the /s/ on this copy reference the signatures of consenting parties on the original consent order.

/s/ Brian D. Frey  
Brian D. Frey

**End of Order**

Copies to be sent to:

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